



**TOWN OF GRAFTON**  
GRAFTON MEMORIAL MUNICIPAL CENTER  
30 PROVIDENCE ROAD  
GRAFTON, MASSACHUSETTS 01519  
(508) 839-5335 x1190 • FAX (508) 839-4602  
www.grafton-ma.gov

**ZONING DETERMINATION  
TO BE COMPLETED BY APPLICANT**

NAME \_\_\_\_\_  
STREET \_\_\_\_\_ CITY/TOWN \_\_\_\_\_  
STATE \_\_\_\_\_ ZIP \_\_\_\_\_ TELEPHONE \_\_\_\_\_  
NAME OF PROPERTY OWNER (if different from Applicant) \_\_\_\_\_

**SITE INFORMATION**

STREET AND NUMBER \_\_\_\_\_  
ASSESSOR'S MAP(S) \_\_\_\_\_ LOT #(S) \_\_\_\_\_  
LOT SIZE \_\_\_\_\_ FRONTAGE \_\_\_\_\_  
CURRENT USE \_\_\_\_\_  
PROPOSED USE \_\_\_\_\_

**TO BE COMPLETED BY THE ZONING ENFORCEMENT OFFICER**

**The project is zoned (check all that apply)**

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> <b>A</b> - Agricultural            | <input type="checkbox"/> <b>RMF</b> – Residential Multi-Family | <input type="checkbox"/> <b>I</b> - Industrial                |
| <input type="checkbox"/> <b>R40</b> – Residential 40,000 sf | <input type="checkbox"/> <b>NB</b> – Neighborhood Business     | <input type="checkbox"/> <b>OLI</b> – Office / Light Industry |
| <input type="checkbox"/> <b>R20</b> – Residential 20,000 sf | <input type="checkbox"/> <b>CB</b> – Community Business        | <input type="checkbox"/> <b>FP</b> – Flood Plain              |

**Overlay Districts**

- |   |   |
|---|---|
| <input type="checkbox"/> <b>WSPO</b> – Water Supply Protection Overlay District | <input type="checkbox"/> <b>FSGOD</b> – Fisherville Smart Growth Overlay District |
| <input type="checkbox"/> <b>CDO</b> – Campus Development Overlay District       | <input type="checkbox"/> <b>PDSOD</b> – 43D Priority Development Overlay District |

**The proposed use is:**

- ☐ Permitted in the zone(s)  
☐ Conditionally permitted in the zone(s)  
☐ Not permitted in the zone(s)

**The proposal must be heard by the following Board:**

- ☐ Planning Board  
\_\_\_\_\_ Special Permit  
\_\_\_\_\_ Site Plan Approval Only  
\_\_\_\_\_ Other \_\_\_\_\_  
☐ Zoning Board of Appeals

Notes:

Zoning Enforcement Officer Robert D. Bergen

Date: September 1, 2020

Grafton Zoning By-Law Section 1.3.6.2 Any person aggrieved by reason of his inability to obtain a permit or enforcement action from the Inspector of Buildings or other administrative officer under the provisions of this By-Law, or any person including an officer or board of the Town, aggrieved by an order of decision of the Inspector of Buildings, or other administrative officer, in violation of the provisions of Chapter 40A of the General Laws or any provision of this By-Law, may file an appeal in accordance with the provisions of Chapter 40A of the General Laws.

**16 HIGH STREET****Location** 16 HIGH STREET**Mblu** 027.0/ 0000/ 0070.0/ /**Acct#** 1100270000000700**Owner** SZYMANSKI MICHAL**PBN****Assessment** \$228,800**Appraisal** \$228,800**PID** 936**Building Count** 1**Current Value**

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$130,700	\$98,100	\$228,800

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$130,700	\$98,100	\$228,800

**Owner of Record**

**Owner** SZYMANSKI MICHAL  
**Co-Owner** SZYMANSKI AGNIESSZKA  
**Address** 16 HIGH STREET  
 N GRAFTON, MA 01536

**Sale Price** \$240,000  
**Certificate**  
**Book & Page** 55989/269  
**Sale Date** 09/19/2016  
**Instrument** 00

**Ownership History**

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SZYMANSKI MICHAL	\$240,000		55989/269	00	09/19/2016

**Building Information****Building 1 : Section 1**

**Year Built:** 1920  
**Living Area:** 1,178  
**Replacement Cost:** \$204,287  
**Building Percent Good:** 64

Replacement Cost  
Less Depreciation: \$130,700

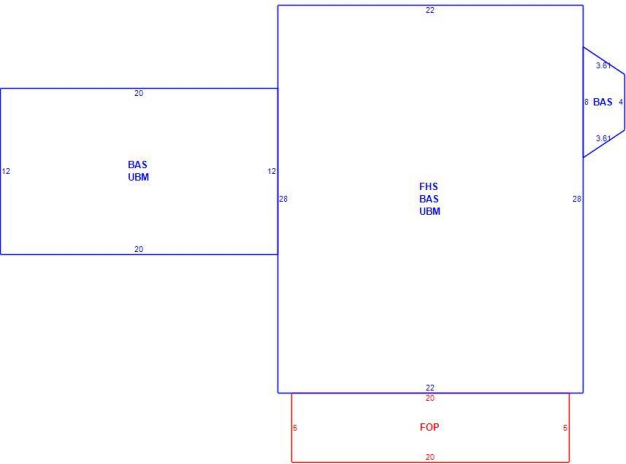
Building Attributes	
Field	Description
Style	Conventional
Model	Residential
Grade	Average
Stories	1.50
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Type	Gable/Hip
Roof Cover	
Interior Wall 1	Typical
Interior Wall 2	
Interior Floor 1	Typical
Interior Floor 2	
Heat Fuel	Gas
Heat Type	Forced Air-Duc
AC Type	None
Bedroom(s)	2
Full Bath(s)	1
Half Bath(s)	0
Extra Fixture(s)	0
Total Rooms	7
Bathroom Quality	Typical
Kitchen Quality	Typical
Extra Kitchen(s)	0
Usrflid 104	
Foundation	Stone
Bsmt Garage Cap	0
Gas Fireplaces	0
Stacks	
Fireplaces	
Fin Bsmt Area	0
Fin Bsmt Grade	
Basement Type	Full
Usrflid 300	
Usrflid 301	

Building Photo



(http://images.vgsi.com/photos/GraftonMAPhotos/\0011\028\_11951.JPG)

Building Layout



(ParcelSketch.ashx?pid=936&bid=936)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	870	870
FHS	Fin Half Sty	616	308
FOP	Open Porch	100	0
UBM	Unfin Bsmnt	856	0
		2,442	1,178

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use	Land Line Valuation
<div>Use Code1010</div> <div>DescriptionSingle Family</div> <div>ZoneNB</div> <div>Neighborhood2.2</div> <div>Alt Land Appr No</div> <div>Category</div>	<div>Size (Acres)0.16</div> <div>Frontage</div> <div>Depth</div> <div>Assessed Value\$98,100</div> <div>Appraised Value\$98,100</div>

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2019	\$118,600	\$95,200	\$213,800
2018	\$106,100	\$94,900	\$201,000
2017	\$111,400	\$72,000	\$183,400

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$118,600	\$95,200	\$213,800
2018	\$106,100	\$94,900	\$201,000
2017	\$111,400	\$72,000	\$183,400

**PLAN SHOWING PROPOSED DECK  
PREPARED FOR  
MICHAL SZYMANSKI  
16 HIGH STREET  
GRAFTON, MASSACHUSETTS**

**MAY 26, 2020**

**SCALE: 1 INCH = 30 FEET**

**JARVIS LAND SURVEY, INC  
29 GRAFTON CIRCLE  
SHREWSBURY, MA 01545  
TEL. (508) 842-8087  
FAX. (508) 842-0661  
KEVIN@JARVISLANDSURVEY.COM**

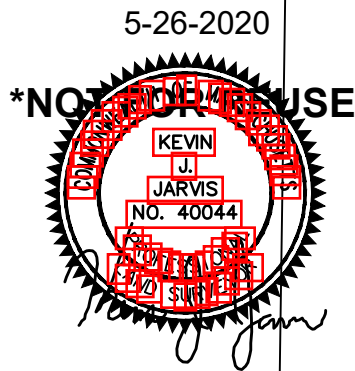
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**ASSESSORS MAP 27  
LOT 70**

**ZONING DATA:**

NEIGHBORHOOD BUSINESS (NB)  
LOT AREA = 20,000 S.F.  
LOT FRONTAGE = 100'  
FRONT YARD SETBACK = 40'  
SIDE YARD SETBACK = 15'  
REAR YARD SETBACK = 15'



**LEGEND**

These standard symbols will be found in the drawing.

- IRON PIPE FOUND
- IRON ROD SET
- △ NAIL SET
- ⊠ STAKE SET

